

**MINUTES OF THE GROWTH MANAGEMENT UPDATE TASK FORCE
TO THE LANCASTER COUNTY PLANNING COMMISSION**

DATE: 2 March 2004

ATTENDANCE:

<u>Name</u>	<u>Affiliation</u>
Ron Beam	RETTEW Associates, Inc.
Lois Herr	Lancaster County Planning Commission
Eugene Aleci	Community Heritage Partners
Rev. Edward M. Bailey	Bethel Harambee Historical Services, Inc.
Virginia Brady	Lancaster County Planning Commission Region 3
Rita A. Byrne	Historic Preservation Trust
Phyllis Campbell	Urban League of Lancaster County, Inc.
Frank Christoffel, IV	Building Industry Association of Lancaster
Tom Despard	Commercial Prime Properties, Inc.
Richard Doenges	Lancaster County Agricultural Preserve Board
Charlie Douts	Lancaster County Planning Commission Region 2
Carolyn French	Fulton Bank
Ralph Goodno	Lancaster County Conservancy
Allan Granger	Lancaster County Planning Commission – Housing Chair
Caroline Hoffer	Barley, Snyder, Senft & Cohen
Stephen Iovino	Warwick School District
Rick Jackson	ELA Group, Inc.
Terry Kauffman	Borough of Mount Joy
Mike Kyle	Lancaster Area Sewer Authority
Don McNutt	Lancaster County Conservation District
Jim Miller	Miller-Warner Construction
Jay Parrish	Pennsylvania Bureau of Topographic & Geologic Survey
Randy Patterson	Lancaster County Housing & Redevelopment Authority
Heidi Schellenger	Lancaster Farmland Trust
Steven Sylvester	Dept. of Earth & Environment, Franklin & Marshall College
Allen Taylor	Taylor and Taylor, P.C. / Community Business Association of Lancaster
Betty Tompos	Thaddeus Stevens College of Technology
J. Scott Ulrich	Lancaster County Planning Commission
Karen M. Weibel	Lititz Borough Planning Commission
Peter Whipple	Elizabethtown Borough
Dan Zimmerman	Lancaster County Transportation Authority

Staff: Nancy J. Williams, Mary Frey, and Mari Rich.

Absent: Thomas Baldrige, Dan Betancourt, Frank Christoffel, III, Julianne Dickson, Susan Eckert, Nancy Halliwell, Jack Howell, Rich Hurst, Karen Koncle, Donald B. Kraybill, Arthur Mann, Sr., Katina Musser, Logan Myers, Wendy Nagle, Lilia Nice, David Nikoloff, Patrice Polite-Dixon, Barry Smith, Tom Smithgall, Diane Tannehill, Linda Todd, and Dan Whyte.

ORDER OF BUSINESS:

1. Welcome and Introductions:

Acting Chair, Lois Herr, called the meeting to order at 11:37 a.m.

Ms. Herr extended a special thanks to Betty Tompos and Lancaster Township, respectively, for helping staff acquire facilities for the February and March meetings.

Ms. Herr encouraged Task Force members to notify staff when they will not be able to attend future meetings. She named members that notified staff of his/her inability to attend the March meeting.

LCPC Principal Planner Mary Frey reviewed the February Meeting Minutes, and noted that the minutes were revised. A statement made by Frank Christoffel, IV, was added to the minutes on page 3, paragraph 4.

Ms. Herr was asked whether the minutes are paraphrased. She said yes, but if someone would like to include statements verbatim, the member can feel free to state that before he or she speaks.

Each Task Force member introduced him/herself and stated the organization or group that he/she represents.

2. Future Meeting Locations:

Ms. Frey discussed the tentative Meeting Facility Schedule and stated that the meetings will be held in various parts of the County so that the Task Force can see all six of the Lancaster County Planning Commission's planning regions of the County at least twice during the process of updating the Growth Management Plan. She identified opportunities in the schedule to conduct workshops and/or tours. Copies of the draft schedule were distributed as well as a map of the 6 planning regions.

Ms. Williams stated that the times and length of the meetings may have to be altered when workshops and/or tours are conducted; therefore, she wanted to alert Task Force members of these potential time changes.

Rev. Bailey stated that his invitation for the Task Force to meet at the Bethel Harambee Cultural Center still stands. He invited the Task Force to visit his organization at the December 2003 meeting. Ms. Williams stated that she would like to discuss an opportunity with Rev. Bailey to incorporate the community where Bethel is located in a meeting focused on revitalization and redevelopment.

Mr. Douts suggested Columbia or Marietta for a future meeting site. He would like for the Task Force to see the river communities and some of the initiatives that are underway as well as hear about issues that need to be addressed. Ms. Frey and Ms. Williams agreed and

expressed the difficulty staff has experienced trying to find a facility that meets the criteria. Mr. Douts offered to contact staff with information on possible sites.

3. Report from the Nominating Subcommittee:

Mr. Kauffman stated that the Nominating Subcommittee met twice since the February meeting. The first meeting was a teleconference and the second meeting was held at LCPC. The Subcommittee discussed the importance of having a leadership team that reflects the broad view of the community, and represents many of the interests in the community and as many stakeholders as possible. The Nominating Subcommittee decided that Co-Chairs would be the best option to recommend to the full Task Force. The Subcommittee agreed on Ron Beam and Lois Herr to recommend as Co-Chairs. Mr. Kauffman then made a motion to the full Task Force to appoint Lois Herr and Ron Beam as Co-Chairs. Mr. Christoffel, IV, seconded the motion, and it passed unanimously.

4. Review and Discussion of Scope of Work:

Ms. Frey opened a discussion of the Growth Management Plan Scope of Work by asking the Task Force to identify issues that should be addressed but are not currently included in the scope of work.

Rev. Bailey expressed concern about the lack of representation of religious communities and churches on the Growth Management Task Force, because religious organizations take up huge chunks of land when they build. Ms. Williams stated that LCPC is endeavoring to reach out to religious organizations. In addition, Ms. Frey clarified that churches are noted in the scope of work on page 4, under point number 6, along with Agriculture, Industrial, Infrastructure, and Institutional developments.

Mr. Goodno mentioned the importance of inter-governmental planning and coordination as brought out by the **Brookings Report (*Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania, The Brookings Institution, 2003*)**.

Mr. Miller would like to talk about regionalization during the development of the plan. He also asked that the letters “BIA” (Building Industry Association) are removed from page 3 of the scope of work under “Develop Smart Growth Policy Recommendations.” It was agreed that rather than re-print the scope of work everyone would cross out “BIA.”

Mr. Sylvester expressed concern about rural areas and would like to ensure that this plan includes a greater focus on rural areas than was included in the 1997 plan. He also suggested that the Task Force use GIS to develop maps showing the developed areas in the rural parts of the County. He would like for the Task Force to take a close look at how to avoid rural sprawl, pointing out that development in rural areas is limited by the ability of the soil to accommodate on lot septic systems.

Mr. Despard stated that due to the changes in technology there have been improvements in sewage treatment. In the past, it had been common practice not to develop in rural areas around small villages or urban cores because of sewage issues. New technology allows for municipalities to build package sewage plants. In addition, Co-Chair Ron Beam stated that

the alternative methods of sewage treatment will enable growth in areas that weren't able to sustain growth in the past. He informed the Task Force that a lot of data is available through 537 Official Sewage Plans.

Ms. Herr stated that when she attended a LCPC/Lancaster County Agricultural Preserve Board retreat, she heard a commitment by the Agricultural Preserve Board to help foster policies that promote urban revitalization, recognizing that urban revitalization also promotes preservation of farmland.

Mr. Kauffman commented on smaller communities and sewer issues. He stated that DEP (the Pennsylvania Department of Environmental Protection) regulations conflict with some other regulations. He suggests that we get key organizations that are involved in sewer, storm water, and related issues involved in development of the plan.

Mr. Miller stated that he agrees with a lot of the information in the **Brookings Report**; however, there is also information in the report that he does not agree with. He indicated that the Task Force should consider all points of view including those of local officials.

Rev. Bailey recommended that staff explain the acronyms used in the scope of work. Mr. Christoffel stated that a lot of the acronyms are listed in the glossary section of the Smart Growth Policy Paper (See Section B5/References in the Growth Management Update Task Force Binder).

5. Discussion of Consultant Request for Proposals:

Ms. Frey recommended that a subcommittee be established to develop a Request for Proposals in order to identify potential consultants that will bring expertise in areas that are not covered by staff. She said that she will bring suggested items for the consultant scope of work to the next meeting.

6. Discussion of Task Force Subcommittees:

Rev. Bailey expressed concern for the urban areas and rural areas where there are large groups of poor people. He questioned whether the previous plans address the major issues of core urban areas. Then, Rev. Bailey suggested that the Task Force address these issues now while they are still manageable. He noted that the **Brookings Report** identified Lancaster City as well as other municipalities around the County as urban areas.

Ms. Williams stated that after meeting with officials from the County's 60 municipalities, a number of rural and urban issues were raised. These issues include: rural policy, water and infrastructure, transportation, land development issues such as infill development and redevelopment, and issues of regional significance. She stated that these items will be looked at in the context of this plan.

Mr. Kauffman stated that the city and towns are the core of the Growth Management Plan, because many of the issues that affect the city also affect the smaller boroughs. He informed the Task Force about the efforts that are currently under way in Mount Joy Borough through a program called Smart Growth America. Under that program, the Borough is looking at

municipal codes to determine how they promote or discourage smart growth within the municipality.

Mr. Miller asked for clarification on Task Force responsibilities. He stated that while listening to comments of other members it sounds like the Task Force wants to take on more responsibilities than what it is commissioned to complete. Ms. Williams stated that the original Growth Management Plan focused on the establishment of Urban Growth Areas. Now the Task Force is charged with revising and improving the original plan within the context of the policy element to the County's Comprehensive Plan.

Mr. Taylor stated that a subcommittee should be formed to reach and educate municipalities, informing the municipalities of the purpose and policy recommendations established by the Task Force. He recommends that the communication is conducted in a simple, clear, and concise manner, to ensure that everyone understands.

Ms. Williams stated that when she and Ms. Frey met with the manager or a member(s) of the governing board of each municipality in Lancaster County, they did so to inform the officials of the Growth Management Plan Update, and to let them know that there would be a regional representative from the LCPC Board on the Task Force to act as a conduit between the municipality and the Task Force.

Ms. Williams stated that the Task Force is a successor of the Growth Management Implementation Task Force, which was headed by Dan Zimmerman (Dan Zimmerman is Manager of Warwick Township and he is also a member of the Growth Management Update Task Force). Through the previous task force the need to inform the community about the County's Growth Management Plan and related policies was recognized. To accomplish that, they established a Public Relations Subcommittee. Ms. Williams stated that staff has included a Public Relations Subcommittee in their recommendations to the Growth Management Update Task Force.

Ms. French talked about the Public Relations Subcommittee under the previous task force and stated that the purpose of the subcommittee was to get the message out. Mr. Jackson stated that the major accomplishment of the Public Relations Subcommittee was to begin discussions on what needed to be done to promote smart growth. He also stated that the Smart Growth Coalition resulted from this effort.

Ms. Williams reiterated that staff recommends a Public Relations Subcommittee be included as part of the process for this plan update. Suggestions on other subcommittees were solicited, with an initial suggestion that Task Force members sign up for the subcommittees.

Several members asked if the Task Force is ready to decide on subcommittees and on memberships to those subcommittees.

Ms. Herr reminded the Task Force that the process of this kind is not always easy. The Task Force agreed that staff should review a process for structuring subcommittees and get back to everyone by e-mail for comment.

Mr. Goodno suggested that the Task Force review the previous Growth Management Plan and review what failed and what succeeded before updating the plan.

Ms. Herr suggested that staff give a summary of the feedback collected from the Municipal Meetings.

7. Adjournment:

Ms. Herr gave closing comments. With no further business to discuss, the meeting adjourned at 1:13 p.m.